### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Martin and Mary Jane White Courty and which is described in the description and plat attached hereto and made a part hereof, which is the sum of the remaining 1802.361 , and a record 1802.361hereby petition for a Variance from Section (Sect. III "A" Residence C.3 1945)

To permit a side yard setback of 10' in lieu of the required 15'

from Edgewood Avenue and a setback of 35' from the center line of said road

in lieu of the required 40'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Need more room for family residing on premise, as there is no basement under house.

Do not wish to leave neighborhood as children in nearby schools. Cannot afford to move to a larger house in other area due to taxes, real estate fees, college tuition, etc.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of FY. Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Address 2611 OLD HARFORD Rd. BALTIMORE, MY, 21234 TEL 661-12:3

Protestant's Attorney

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd

ning Commissioner of Baltimore Coun

RE: PETITION FOR VARIANCES SE corner of Old Harford Rd.

and Edgewood Rd., 9th District

. BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MARTIN H. WHITE, et ux, Petitioners ; Case No. 80-11-A

### ORDEN TO ENTER APPEARANCE

:::::::

Mr. Commissioner

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmermun Deputy People's Counsel

John W. Dessaw, IL John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 5th day of July, 1979, a copy of the aforegoing Order was mailed to Mr. and Mrs. Martin H. White, 8611 Old Harford Road, Baltimore, Maryland 21234, Petitioners.

OFFICE OF FLANNING & ZONING TOWSON, MARYLAND 21204

> WILLIAM E HAMMOND ZONING COMMISSIONER July 27, 1979

Mr. & Mrs. Martin H. White 8611 Old Harford Road Baltimore, Maryland 21234

> RE: Petition for Variances SE/corner of Old Harford Road and Edgewood Avenue - 9th Election District Martin H. White, et ux - Petitioners NO. 80-11-A (Item No. 208)

Dear Mr. & Mrs. White:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

8611 Old Harford road located on the southeast corner of

Old Harford road and Edgewood avenue, being known and designated.

recorded among the land records of Baltimore County in Plat Book

as Lot No 1, Block T, section V-A Woodcroft, which plot is

GLB No 20 Folio 94. The improvements being known as 8611 Old

Martin H. White 8611 Old Harford Road Baltimore, Md .,21234 661-1263

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond

July 9, 1979

Zoning Commissioner

Norman E. Gerber, Acting Director FROM Office of Planning and Zoning

SUBJECT Petition #80-11-A. Item 208 Petition for Variance for side yard setback and setback from center line of street Southeast corner of Old Harford Road and Edgewood Road Petitioner - Martin H. White, et ux

9th District

HEARING: Tuesday, July 17, 1979 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

# BALTIMORE COUNTY

ADVISORY COMMITTEE



PETITION AND SITE PLAN .

EVALUATION COMMENTS

Mr. & Mrs. Martin H. White 8611 Old Harford Road Baltimore, Maryland 21234

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Martin H. White, et ux Petitioner's Attorney

Reviewed by: Julian B. Commodari

Nicholas B. Commodari

Chairman, Zoning Plans Advisory Committee

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 6, 1979

RE: Item No. 208

Variance Petition

Petitioners - Martin H. White, et

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Bureau of

Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention

Bealth Department Project Plenning **Building Department** Board of Education Zoning Administration Industrial Development

Dear Mr. & Mrs. White:

Mr. & Mrs. Martin H. White

Baltimore, Maryland 21234

8611 Old Harford Road

Description from deed

Harford Ed.

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate. will be forwarded to you in the near future.

NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

NECT

Enclosures

Pursuant to the advertisement, posting of property, and public he ring on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in reactical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance ances requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variances should be granted. If IS ORDERED by the Zoning Commissioner of Baltimore County, this 27

day of July 19.79, that the herein Petition for Variances to permit a Aside yard setback of ten feet in lieu of the required fifteen feet from Edgewood Avenue and a setback of thirty-five feet from the center line of said street in lieu of the required forty feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_, that the herein Petition for the Variance(s) to

Zoning Commissioner of Baltimore County

TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.

May 23, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #208 (1978-1979) Property Owner: Martin & Mary Jane White S/E cor. Old Harford Rd. & Edgewood Ave. Existing Zoning: DR 16 Proposed Zoning: Variance to permit a side setback of 10' in lieu of the required 15'. Acres: 0.1716 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Old Harford Road, an existing public road, is proposed to be further improved in the future on a 60-foot right-of-way. Any additional highway right-of-way widening necessary, including a fillet area for sight distance at the intersection with Edgewood Avenue and revertible easements for slopes, will be required in connection with any grading or building permit application or further improvement of this property.

Edgewood Avenue, an existing County road, is improved as a 30-foot closed section roadway on a 50-foot right-of-way; no further highway improvements are proposed at this

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downs tream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

#### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #208 (1978-1979) Property Owner: Martin & Mary Jane White May 23, 1979

#### Water and Sanitary Sewer:

Public water mains and sanitary sewerage exist in Edgewood Avenue and Old Harford Road.

Very truly yours,

Chief, Bureau of Engineering

END: EAM: FWR: 68

cc: J. Trenner J. Somers

N-NE Key Sheet 35 NE 14 Pos. Sheet NE 9 D Topo 71 Tax Map

department of health **TOWSON, MARYLAND 21204** 

DONALD J. ROOP, M.D., M.P.H.

DEPUTY STATE AND COUNTY HEALTH OFFICER

June 8, 1979

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 208, Zoning Advisory Committee meeting of April 10, 1979, are as follows:

> Property Owner: Martin & Mary Jane White Location: Existing Zoning: Proposed Zoning:

SE/C Old Harford Rd. & Edgewood Rd. D.R. 16 Variance to permit a side setback of 108 in lieu of the required 15

Acres: District: 0.1716

Metropolitan water and sewer exist, therefore, the house addition should not present any health hazards.

BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:ph &

baltimore county fire department
TOWSON, MARYLAND 21204 (301) 825-7310

Paul H. Reincke

May 21, 1979

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: N. Commodari, Chairman Zoning Advisory Committee

Ro: Property Owner: Martin & Mary Jane White Location: SE/C Old Harford Rd. & Edgewood Rd.

Zoning Agenda Meeting of 4/10/79 Item No. 208

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimere County Standards as published by the Department of Public Morks.
- () 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_

EXCHEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Leonge M Weganos Planning Group / Division Special Inspection Division

battimore county office of planning and zoning TOWSON, MARYLAND 21204 (301) 494-3211

LESLIE H. GRAEF

July 6, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

District: 9th

Comments on Item #208, Zoning Advisory Committee Meeting, April 10, 1979, are as follows:

Property Owner: Martin and Mary Jane White Location: SE/C Old Harford Road and Edgewood Road Existing Zoning: D.R.16 Proposed Zoning: Variance to permit a side setback of 10' in lieu of the required 15'. Acres: 0.1716

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Current Planning and Development

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

May 2, 1979

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on Items 205, 206, 208, 209, 210, and 211 of the Zoning Advisory Committee Meeting of April 10, 1979.

Engineer Associate II

Very truly yours,

MSF/hmd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

April 25, 1979 Ted Burnham

Zoning Committee Meeting 4-10-79

Standard Comments - no problem with requested variance. ITEM NO. 206

ITEM No. 207 See comments

ITEM NO. 208 No problems - Standard comments only.

ITEM NO. 209 See comments

> ITEM NO. 211 See comments

> > Charles & Sumbon Ted Burnham, Chief Plans Review

Birrj

BOARD OF EDUCATION OF BALTIMORE COUNTY TOWSON, MARYLAND - 21204 Date: April 17, 1979 Old Horkord Mr. S. Eric DiNenna PETITION FOR VARIANCES Zoning Commissioner DRIG CERTIFICATE OF PUBLICATION Baltimore County Office Building ZONING: Patition for Variance for side yard setback and setback from center line of street LOCATION: Southeast corner of Old Harford Road and Edgewood Road OFF SE OF Note: Public PETITION FOR
VARIANCES
9th District
ZONING: Petition for Variance
for side yard authors and selback
from center line of street
LOCATION: Southeast corner of
Old Harford Road and Edgewood
Road Towson, Maryland 21204 Private water + Sower Residence Road
DATE & TIME: Tuesday, July 17,
1879 at 8:46 A.M.
PUBLIC HEARING: Room 106.
County Office Building, 111 W.
Chesspeake Aveuue, Towson.
Maryland. COCATION: Southerst corrier of Old Marford Road and Edgewood Road

DATE & TIME: Timeday, July 17, 1997schrisis AM.

PUBLIC HEARING: Room 108, Counsy Office Building, 7:1 W. Chesapeake. Avenus, Towson, Maryland.

The Zorling Commissioner of Battimore County, by authority of the Zoning act and Requisitions of Battimore County, will hold a public hearing:

Pettuon for Variances to permit a side yard setback of 10 feet in lieu of the required 15 feet from Old Harfor & Road and a setback of 35 feet from the center line of said road in fleu of the required 15 feet from Cid Harfor & Road and a setback of 35 feet from the center line of said road in fleu of the 2023C1 (Section 81 "A" Residence C.3 - 1945) - side yard setback and setback from center line of stress.

All that parcel of lengt in the Ninth District of Baltimore County 8511 Old Harford road located on the southeast corner of Cod Marford road and Edgewood swenus, being known and designated as Lot No. 1, Block 7, section V-A Woodcraft, which plot is recorded among the land records of Baltimore County in Plat Book GLB No. 20 Folio 94. The Improvements being known as 8811 Old Harford Rd.

Being the property of Martin N. Z.M.C. Meeting of: April 10, 1979 TOWSON, MD.,\_\_\_\_\_June\_28\_\_\_\_\_, 19\_79 -3 Fence -- 1. NEWSPAPERS THIS IS TO CERTIFY, that the annexed advertisement was TOWSON, MD. 21204 The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Bal-timore County, will have a public hearing: RE: Item No: 205, 206, 207, 208, 209, 210, 211 June 28 1978 published in THE JEFFERSONIAN, a weekly newspaper printed Property Owner: Location: and published in Towson, Baltimore County, Md., omcaxinoeach Present Zoning: Petition for Variances to permit a side yard setback of 10 feet in lieu of the required 15 feet from Old Fiarford Road and a setback of 35 feet from the center line of said road in licu of the required 40 feet. The Roning Regulation to be excepted as follows: THIS IS TO CERTIFY, that the annexed advertisement of Proposed Zoning: of one time surpossion wasks before the 17th £ 72,10, PETITION FOR VARIANCE - Martin H. White, et ux day of \_\_\_\_\_July\_\_\_\_\_, 19.72\_, the first publication was inserted in the following: appearing on the\_\_\_\_\_Sth\_\_day of\_\_\_\_\_June. ☐ Catonsville Times of street

All that parcel of land in the Ninth District of Paltimore County 8611 Old Harford road located on the southeast corner of Old Harford and Edgewood avenue, being known and designated as Lot No. 1, Block T, section V-A Woodcroft, which plot is recorded among the land records of Baltimore County in Plat Book GLB No. 20 folio M. The improvements being known as 8611 Old Harford Rd.

Being the property of Monte To 19\_79\_. ▼ Towson Times ☐ Dundalk Times ☐ Arbutus Times ☐ Essex Times ☐ Community Times ☐ Suburban Times East ☐ Suburban Times West District: No. Acres: weekly newspapers published in Baltimore, County, Maryland, Being th. property of Martin H. White, et ux, as shown on plat plan filed with the Zoning Department. Hearing Date: Tuesday, July 17, 1979 at 9:45 A.M. Cost of Advertisement, \$\_\_\_\_ once a week for one successive weeks before the Being the property of Martin H.
White, et as, as shown on plot plan
Blod with the Zonth Department
Hearing Date: Tuesday, July 17,
1878 at 9:45 A.M.
Publid 'Hearing: Reom 106,
County Office Building, 111 W.
Chesapeake Avenue, Torsson,
Marytands 29th day of June 19 79, that is to say, the same I Floor, addition Dear Mr. DiNenna: Public Hearing: Room 106, Coun-y Office Building: 111 W. Chesa-cake Avenue, Towson, Maryland. By Order of: WILLIAM E. HAMMOND, was inserted in the issues of June 28, 1979. Private Hydrani All of the above have no bearing on student population. Residence WILLIAM E. HAMMOND
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY
To June 28 (\$36) STROMBERG PUBLICATIONS, INC. Very truly yours, existing povena Private DR16 W. Nick Petrovich, Residence Field Representative BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION LISCELLANEO CASH RECEIPT MRS, MILTON R. SMITH. JR. Old Harford Rd RICHARD W. TRACEY, D.V.M. D. TE June 18, 1979 Martin H Willite 8611 Old Harford Rd 661-1263 AMOUNT \$25.00 RECEIVED Ronald L. Dankmeyer DISTRICT 9 FOR Filing Fee for Case No. 80-11-A £84902Ja 19 the state of the s VALIDATION OR SIGNATURE OF CASHIER BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION No. 78797 MISCELLANEOUS CASH RECEIPT PETITION MAPPING PROGRESS SHEET CERTIFICATE OF POSTING BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ZONING DEPARTMENT OF BALTIMORE COUNTY Wall Map Original Duplicate Tracing 200 Sheet FOR: Advertising and Posting for Case #50-11-/ County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 **FUNCTION** date by date by date by date by Date of Posting 7/1/7/ Descriptions checked and Your Petition has been received \* this 7 1/2 outline plotted on map 687178M 17 Filing Fee \$ 25.00. 42.94 MSC Petition number added to VALIDATION OR SIGNATURE OF CASHIER Martin H. n hite, et us Cash Location of property: SE/corner old Harford MF Other Denied Location of Signs Corner of property facing Old Harford Eledgewood Rd 18611 Old "Larford Rd) Granted by Zoning Commissioner ZC, BA, CC, CA Petitioner Marken 5 Mary May Mayomitted by Ron Dank Muyer Reviewed by: 6-CR Revised Plans: Petitioner's Attorney Many Reviewed by Goff Change in outline or description\_\_\_Yes This is not to be interpreted as acceptance of the Petition for assignment of a hearing date. Previous case: right